



**MANSELL
McTAGGART**
— Trusted since 1947 —



1 Semley Road, Hassocks, BN6 8PD
£750,000



1 Semley Road

Hassocks,

A rare opportunity to acquire an original, 1930's three bedroom detached bungalow situated in a much sought after, quiet cut-de-sac road. Within close walking distance to both Hassocks main line station, with direct links into London and Brighton, and Hassocks village with its attractive shops and community schools. The property has excellent extension potential subject to necessary planning consent and is offered with no ongoing chain, making it a highly attractive proposition.

The porch leads into an inner hallway with loft space access and airing cupboard with hot water tank. Rooms include three good size bedrooms, one currently being used as an office, one having a bay fronted window and the third having fitted wardrobes. The fitted kitchen has a selection of eye level and base units, space for a dishwasher, washing machine, oven and fridge freezer, with internal door onto a pantry and external door to side access. The living room has a feature fireplace and stained glass windows, and a sliding patio door onto the conservatory with French doors onto the rear garden. It was recently upgraded with new loft and cavity insulation, solar panels and electric storage heaters.



1 Semley Road

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Outside, the west facing rear garden is mainly laid to lawn with a patio seating area covered by a pergola. There are various established flowered areas and borders, a large garden shed as well as garage storage with gated side access on one side of the property. The front garden has a tarmac driveway with off road parking for up to four cars and a planted side border area.

- 1930s built; as original
- Three bedroom detached bungalow
- Sought after location
- Potential to extend STANPC
- No ongoing chain
- West facing rear garden
- Off road parking for up to four cars
- Conservatory
- Walking distance to Hassocks station and high street
- Council tax band: E – Energy performance rating: B



Semley Road



Garage / Shed
211.83 sq ft
(19.68 sq m)

Ground Floor Area
1050.23 sq ft
(97.57 sq m)



Site Plan
(Not To Scale)

Approximate Gross Internal Area (Excluding Garage / Shed) = 97.57 sq m / 1050.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Hassocks

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